

CBA

20700 44th Ave. W Ste 550 Lynnwood, WA 98036 | 425-820-3348

## 909 A Street Building

Office: General

909 A St, Tacoma, WA, 98402

Prepared on September 11, 2023

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### Property Features

#### Location Details

Address	<b>909 A St, Tacoma, WA 98402</b>
Zoning	<b>DCC-HIST</b>
County	<b>Pierce</b>

Parcels	<b>2009010010</b>
In Opportunity Zone	<b>Yes</b>
Name	<b>909 A Street Building</b>

#### Building Details

Sub Type	<b>General</b>
Building Status	<b>Existing</b>
Building Size	<b>226,822 SF</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>12</b>
Year Built	<b>1988</b>
Occupancy Type	<b>Multi-tenant</b>
Percent Occupied	<b>47.82%</b>
Building Class	<b>A</b>

Parking Spaces	<b>-</b>
Parking Ratio	<b>-</b>
Elevators	<b>Not present</b>
Office Space	<b>218,527 SF</b>
In Opportunity Zone	<b>Yes</b>
Largest Contiguous	<b>19,200 SF</b>
Rentable Space	<b>218,527 SF</b>
Security System	<b>No</b>
Rail Service	<b>No</b>

#### Owner Contact Information

**Legal Owner**  
909 A Street Llc

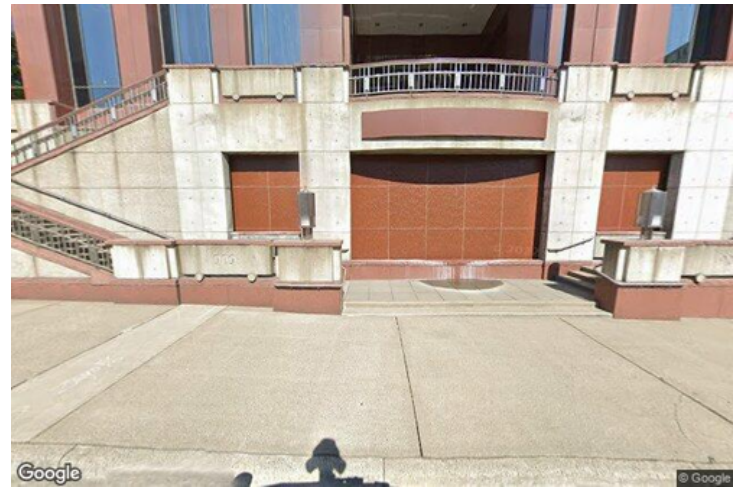
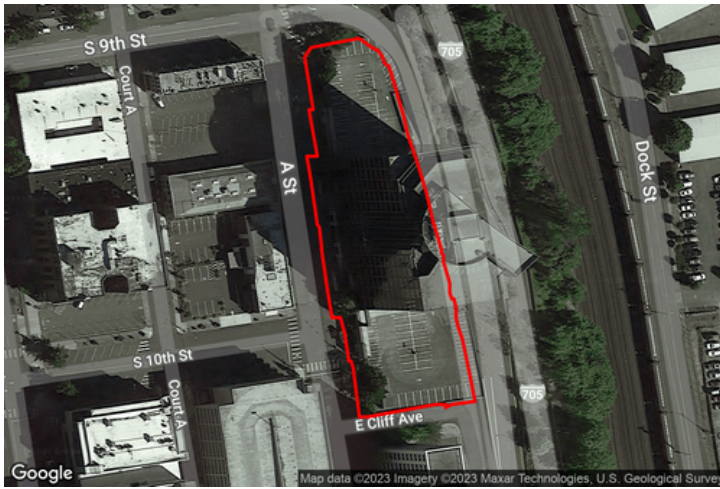
**True Owner**  
Not Available

# Listings

9 Listings | 3,831 - 19,521 SF | \$33.00 - \$35.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Office	110	3,831 SF	Negotiable	Now
For Lease	-	Office	300	19,521 SF	\$33.00 Annual/SF Full Service	Now
For Lease	-	Office	400	19,358 SF	\$33.00 Annual/SF Full Service	Now
For Lease	-	Office	500	19,358 SF	\$33.00 Annual/SF Full Service	Now
For Lease	-	Office	610	4,379 SF	\$33.00 Annual/SF Full Service	Now
For Lease	-	Office	810	5,261 SF	\$34.00 Annual/SF Full Service	Now
For Lease	-	Office	900	19,358 SF	\$35.00 Annual/SF Full Service	Now
For Lease	-	Office	1000	4,000 - 19,358 SF	\$35.00 Annual/SF Full Service	Now
For Lease	-	Office	1110	7,940 SF	\$35.00 Annual/SF Full Service	Now

## Additional Photos



## Contact

NWC - KV LLC



**Chris Highsmith**  
253-779-8400  
chighsmith@neilwalter.com



**Eric Cederstrand**  
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ecederstrand@neilwalter.com



**John DeHan**  
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CBA

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## CBD Office Space

909 A St, Tacoma, WA, 98402

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>110</b>	Vacant	<b>Yes</b>
Sublease	-	Available Date	<b>Now</b>
Total Available Space	<b>3,831 SF</b>	Days On Market	<b>1701 days</b>
Min Div/Max Contig	<b>Not present/3,831 SF</b>	Date Listed	<b>1/14/2019</b>
Asking Rate		Last Modified	<b>8/09/2023</b>
Lease Type	<b>Full Service</b>	Listing ID	<b>29811409</b>
Expenses	-	Parking Spaces	-

### Property Details

Building Class	<b>A</b>	Year Built	<b>1988</b>
Elevators	<b>Not present</b>	Primary Construction	-
Property Type	<b>Office</b>	Occupancy Type	<b>Multi-tenant</b>
Sub Type	<b>General</b>	Percent Occupied	<b>47.82%</b>
Zoning	<b>DCC-HIST</b>	Parcels	<b>2009010010</b>
Building Status	<b>Existing</b>	Legal Owner	<b>909 A Street Llc</b>
Building Size	<b>226,822 SF</b>	Submarket	-
Land Size	<b>1.26 Acres / 54,886 SF</b>	County	<b>Pierce</b>
Number of Buildings	<b>1</b>	Office Space	<b>218,527 SF</b>
Floors	<b>12</b>	In Opportunity Zone	<b>Yes</b>

### Description

**PROPERTY FEATURES**

- Large Multipurpose Conference/Training room
- Efficient ±19,358 RSF floor plates
- Secure building with card key access and Concierge in Lobby
- 1 per 1,000 gated parking in two level building garage
- Unparalleled views
- Convenient access to Interstates 5 and 705, Tacoma's Link Light Rail and city buses
- Substantial level of local, state and federal economic incentives available within Tacoma's CBD (details provided upon request)
- Food service with onsite Café Tax id #: 2009010010

### Contact

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## CBD Office Space

909 A St, Tacoma, WA, 98402

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>300</b>	Vacant	<b>Yes</b>
Sublease	-	Available Date	<b>Now</b>
Total Available Space	<b>19,521 SF</b>	Days On Market	<b>1701 days</b>
Min Div/Max Contig	<b>Not present/19,521 SF</b>	Date Listed	<b>1/14/2019</b>
Asking Rate	<b>\$33.00 Annual/SF</b>	Last Modified	<b>8/30/2023</b>
Monthly Rate	<b>\$53,683</b>	Listing ID	<b>29811474</b>
Lease Type	<b>Full Service</b>	Entire Floor	<b>Yes</b>
Expenses	-	Parking Spaces	-

### Description

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### Property Details

Building Class	<b>A</b>	Floors	<b>12</b>
Elevators	<b>Not present</b>	Year Built	<b>1988</b>
Property Type	<b>Office</b>	Primary Construction	-
Sub Type	<b>General</b>	Occupancy Type	<b>Multi-tenant</b>
Zoning	<b>DCC-HIST</b>	Percent Occupied	<b>47.82%</b>
Building Status	<b>Existing</b>	Parcels	<b>2009010010</b>
Building Size	<b>226,822 SF</b>	Legal Owner	<b>909 A Street Llc</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	<b>Pierce</b>

### Contact

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## CBD Office Space

909 A St, Tacoma, WA, 98402

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>400</b>	Vacant	<b>Yes</b>
Sublease	-	Available Date	<b>Now</b>
Total Available Space	<b>19,358 SF</b>	Days On Market	<b>1701 days</b>
Min Div/Max Contig	<b>Not present/19,358 SF</b>	Date Listed	<b>1/14/2019</b>
Asking Rate	<b>\$33.00 Annual/SF</b>	Last Modified	<b>8/30/2023</b>
Monthly Rate	<b>\$53,235</b>	Listing ID	<b>29811501</b>
Lease Type	<b>Full Service</b>	Entire Floor	<b>Yes</b>
Expenses	-	Parking Spaces	-

### Description

**PROPERTY FEATURES**

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### Property Details

Building Class	<b>A</b>	Floors	<b>12</b>
Elevators	<b>Not present</b>	Year Built	<b>1988</b>
Property Type	<b>Office</b>	Primary Construction	-
Sub Type	<b>General</b>	Occupancy Type	<b>Multi-tenant</b>
Zoning	<b>DCC-HIST</b>	Percent Occupied	<b>47.82%</b>
Building Status	<b>Existing</b>	Parcels	<b>2009010010</b>
Building Size	<b>226,822 SF</b>	Legal Owner	<b>909 A Street Llc</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	<b>Pierce</b>

### Contact

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## CBD Office Space

909 A St, Tacoma, WA, 98402

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>500</b>	Vacant	<b>Yes</b>
Sublease	-	Available Date	<b>Now</b>
Total Available Space	<b>19,358 SF</b>	Days On Market	<b>1701 days</b>
Min Div/Max Contig	<b>Not present/19,358 SF</b>	Date Listed	<b>1/14/2019</b>
Asking Rate	<b>\$33.00 Annual/SF</b>	Last Modified	<b>8/30/2023</b>
Monthly Rate	<b>\$53,235</b>	Listing ID	<b>29811517</b>
Lease Type	<b>Full Service</b>	Entire Floor	<b>Yes</b>
Expenses	-	Parking Spaces	-

### Description

**PROPERTY FEATURES**

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### Property Details

Building Class	<b>A</b>	Floors	<b>12</b>
Elevators	<b>Not present</b>	Year Built	<b>1988</b>
Property Type	<b>Office</b>	Primary Construction	-
Sub Type	<b>General</b>	Occupancy Type	<b>Multi-tenant</b>
Zoning	<b>DCC-HIST</b>	Percent Occupied	<b>47.82%</b>
Building Status	<b>Existing</b>	Parcels	<b>2009010010</b>
Building Size	<b>226,822 SF</b>	Legal Owner	<b>909 A Street Llc</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	<b>Pierce</b>

### Contact

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## CBD Office Space

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Office: General For Lease

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### Listing Details | Office For Lease

Suite	<b>610</b>
Sublease	-
Total Available Space	<b>4,379 SF</b>
Min Div/Max Contig	<b>Not present/4,379 SF</b>
Asking Rate	<b>\$33.00 Annual/SF</b>
Monthly Rate	<b>\$12,042</b>
Lease Type	<b>Full Service</b>
Expenses	-

Vacant	<b>Yes</b>
Available Date	<b>Now</b>
Days On Market	<b>1701 days</b>
Date Listed	<b>1/14/2019</b>
Last Modified	<b>8/30/2023</b>
Listing ID	<b>29811532</b>
Parking Spaces	-

### Property Details

Building Class	<b>A</b>
Elevators	<b>Not present</b>
Property Type	<b>Office</b>
Sub Type	<b>General</b>
Zoning	<b>DCC-HIST</b>
Building Status	<b>Existing</b>
Building Size	<b>226,822 SF</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>
Number of Buildings	<b>1</b>

Floors	<b>12</b>
Year Built	<b>1988</b>
Primary Construction	-
Occupancy Type	<b>Multi-tenant</b>
Percent Occupied	<b>47.82%</b>
Parcels	<b>2009010010</b>
Legal Owner	<b>909 A Street Llc</b>
Submarket	-
County	<b>Pierce</b>

### Description

#### PROPERTY FEATURES

- Large Multipurpose Conference/Training room
- Efficient ±19,358 RSF floor plates
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- Food service with onsite Café Tax iD #: 2009010010

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## CBD Office Space

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Office: General For Lease

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### Listing Details | Office For Lease

Suite	<b>810</b>	Vacant	<b>Yes</b>
Sublease	-	Available Date	<b>Now</b>
Total Available Space	<b>5,261 SF</b>	Days On Market	<b>1701 days</b>
Min Div/Max Contig	<b>Not present/5,261 SF</b>	Date Listed	<b>1/14/2019</b>
Asking Rate	<b>\$34.00 Annual/SF</b>	Last Modified	<b>8/30/2023</b>
Monthly Rate	<b>\$14,906</b>	Listing ID	<b>29811553</b>
Lease Type	<b>Full Service</b>	Parking Spaces	-
Expenses	-		

### Description

**PROPERTY FEATURES**

- Large Multipurpose Conference/Training room
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- Unparalleled views
- Convenient access to Interstates 5 and 705, Tacoma's Link Light Rail and city buses
- Substantial level of local, state and federal economic incentives available within Tacoma's CBD (details provided upon request)
- Food service with onsite Café Tax iD #: 2009010010

### Property Details

Building Class	<b>A</b>	Floors	<b>12</b>
Elevators	<b>Not present</b>	Year Built	<b>1988</b>
Property Type	<b>Office</b>	Primary Construction	-
Sub Type	<b>General</b>	Occupancy Type	<b>Multi-tenant</b>
Zoning	<b>DCC-HIST</b>	Percent Occupied	<b>47.82%</b>
Building Status	<b>Existing</b>	Parcels	<b>2009010010</b>
Building Size	<b>226,822 SF</b>	Legal Owner	<b>909 A Street Llc</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	<b>Pierce</b>

### Contact

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## CBD Office Space

909 A St, Tacoma, WA, 98402

Office: General For Lease

Prepared on September 11, 2023



### Listing Details | Office For Lease

Suite	<b>900</b>	Vacant	<b>Yes</b>
Sublease	-	Available Date	<b>Now</b>
Total Available Space	<b>19,358 SF</b>	Days On Market	<b>240 days</b>
Min Div/Max Contig	<b>Not present/19,358 SF</b>	Date Listed	<b>1/14/2023</b>
Asking Rate	<b>\$35.00 Annual/SF</b>	Last Modified	<b>8/30/2023</b>
Monthly Rate	<b>\$56,461</b>	Listing ID	<b>29811583</b>
Lease Type	<b>Full Service</b>	Entire Floor	<b>Yes</b>
Expenses	-	Parking Spaces	-

### Description

**PROPERTY FEATURES**

- Large Multipurpose Conference/Training room
- Efficient ±19,358 RSF floor plates
- Secure building with card key access and Concierge in Lobby
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- Unparalleled views
- Convenient access to Interstates 5 and 705, Tacoma's Link Light Rail and city buses
- Substantial level of local, state and federal economic incentives available within Tacoma's CBD (details provided upon request)
- Food service with onsite Café Tax iD #: 2009010010

### Property Details

Building Class	<b>A</b>	Floors	<b>12</b>
Elevators	<b>Not present</b>	Year Built	<b>1988</b>
Property Type	<b>Office</b>	Primary Construction	-
Sub Type	<b>General</b>	Occupancy Type	<b>Multi-tenant</b>
Zoning	<b>DCC-HIST</b>	Percent Occupied	<b>47.82%</b>
Building Status	<b>Existing</b>	Parcels	<b>2009010010</b>
Building Size	<b>226,822 SF</b>	Legal Owner	<b>909 A Street Llc</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	<b>Pierce</b>

### Contact

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Office: General For Lease

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### Listing Details | Office For Lease

Suite	<b>1110</b>
Sublease	-
Total Available Space	<b>7,940 SF</b>
Min Div/Max Contig	<b>Not present/7,940 SF</b>
Asking Rate	<b>\$35.00 Annual/SF</b>
Monthly Rate	<b>\$23,158</b>
Lease Type	<b>Full Service</b>
Expenses	-

Vacant	<b>Yes</b>
Available Date	<b>Now</b>
Days On Market	<b>1701 days</b>
Date Listed	<b>1/14/2019</b>
Last Modified	<b>8/30/2023</b>
Listing ID	<b>29811802</b>
Parking Spaces	-

### Property Details

Building Class	<b>A</b>
Elevators	<b>Not present</b>
Property Type	<b>Office</b>
Sub Type	<b>General</b>
Zoning	<b>DCC-HIST</b>
Building Status	<b>Existing</b>
Building Size	<b>226,822 SF</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>
Number of Buildings	<b>1</b>

Floors	<b>12</b>
Year Built	<b>1988</b>
Primary Construction	-
Occupancy Type	<b>Multi-tenant</b>
Percent Occupied	<b>47.82%</b>
Parcels	<b>2009010010</b>
Legal Owner	<b>909 A Street Llc</b>
Submarket	-
County	<b>Pierce</b>

### Description

#### PROPERTY FEATURES

- Large Multipurpose Conference/Training room
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- Secure building with card key access and Concierge in Lobby
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## CBD Office Space

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### Listing Details | Office For Lease

Suite	<b>1000</b>
Sublease	-
Total Available Space	<b>19,358 SF</b>
Min Div/Max Contig	<b>4000/19,358 SF</b>
Asking Rate	<b>\$35.00 Annual/SF</b>
Monthly Rate	<b>\$56,461</b>
Lease Type	<b>Full Service</b>
Expenses	-

Vacant	<b>Yes</b>
Available Date	<b>Now</b>
Days On Market	<b>445 days</b>
Date Listed	<b>6/23/2022</b>
Last Modified	<b>8/30/2023</b>
Listing ID	<b>31260910</b>
Parking Spaces	-

### Property Details

Building Class	<b>A</b>
Elevators	<b>Not present</b>
Property Type	<b>Office</b>
Sub Type	<b>General</b>
Zoning	<b>DCC-HIST</b>
Building Status	<b>Existing</b>
Building Size	<b>226,822 SF</b>
Land Size	<b>1.26 Acres / 54,886 SF</b>
Number of Buildings	<b>1</b>

Floors	<b>12</b>
Year Built	<b>1988</b>
Primary Construction	-
Occupancy Type	<b>Multi-tenant</b>
Percent Occupied	<b>47.82%</b>
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Legal Owner	<b>909 A Street Llc</b>
Submarket	-
County	<b>Pierce</b>

### Description

#### PROPERTY FEATURES

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NINE  
ZERO  
NINE  

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A STREET  
BUILDING



NOW LEASING  NEIL WALTER  
COMPANY





# PROPERTY OVERVIEW

909 A Street is a ±211,000 RSF landmark building located in the heart of the Central Business District and is considered the diamond of Tacoma. Formerly the home of Russell Investments and State Farm this prestigious property is being offered for lease and presents a rare opportunity for companies looking for Class A space in the South Sound.

This exquisite building features a grand entryway opening into a circular lobby with marble, granite and cherry wood finishes.

## PROPERTY FEATURES



Large Multipurpose Conference/  
Training room



Eleven (11) floors of Class A office space  
totaling ±211,000 RSF located at the  
corner of 9th and A Streets in Tacoma



Efficient ±19,358 RSF floor plate



Secure building with card key access  
and Concierge in Lobby



1 per 1,000 controlled gated access parking  
available in two level building garage







## PROPERTY FEATURES



Additional parking available in adjacent City of Tacoma A St garage



Unparalleled views of Commencement Bay, Mount Rainier, Olympic Mountains and downtown Tacoma



Convenient access to Interstates 5 and 705, Tacoma's Link Light Rail and city buses



Substantial level of local, state and federal economic incentives available within Tacoma's CBD  
(Details provided upon request)



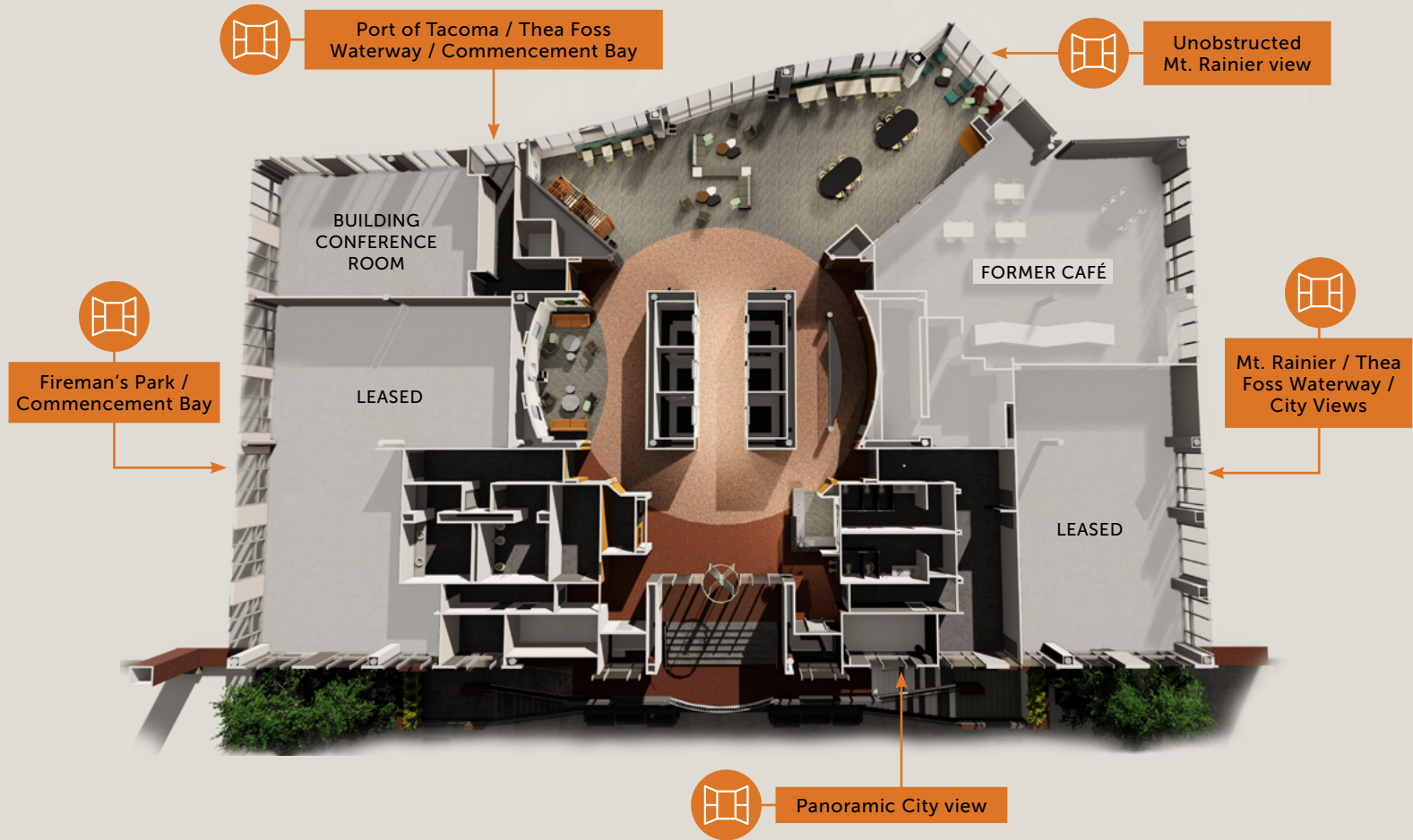
Food service with onsite Café



Exclusive access to neighboring A St fitness center







## SAMPLE FLOOR LAYOUT

Floor plans have been designed to accommodate both the full floor tenant or multi-tenant floor. Each floor has architecturally enhanced features including dimensional overhead lighting, raised floors for easy voice and data access modern open feel with social hubs.

Floors 4-11 have floor plates containing  $\pm 19,358$  RSF with an efficient open flexible space and conference rooms.

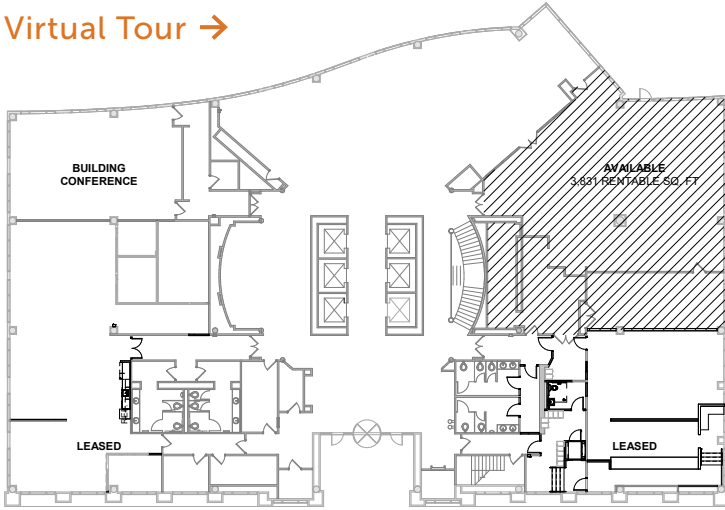




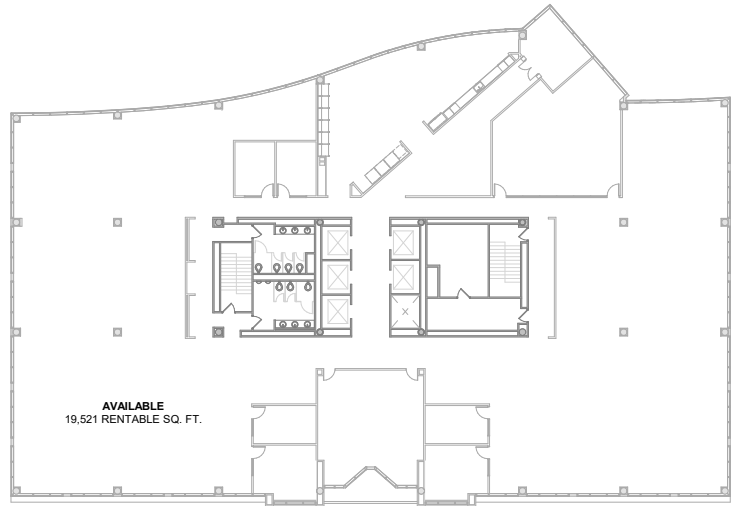
# FLOORPLANS - LOBBY & FLOORS 3-6

## LOBBY

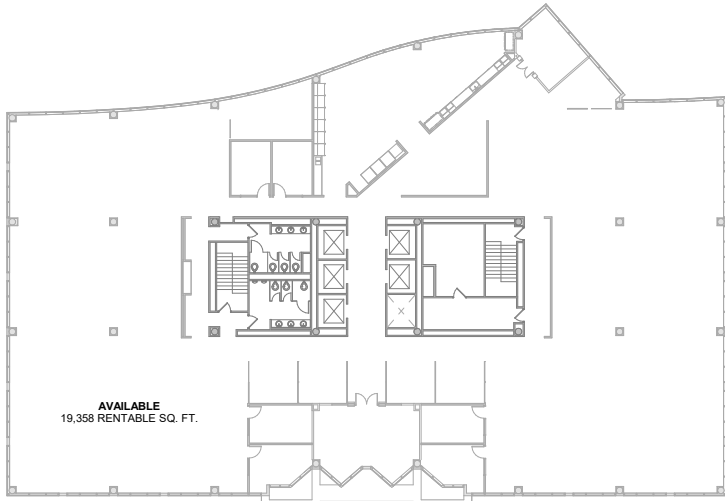
[Virtual Tour →](#)



## THIRD FLOOR

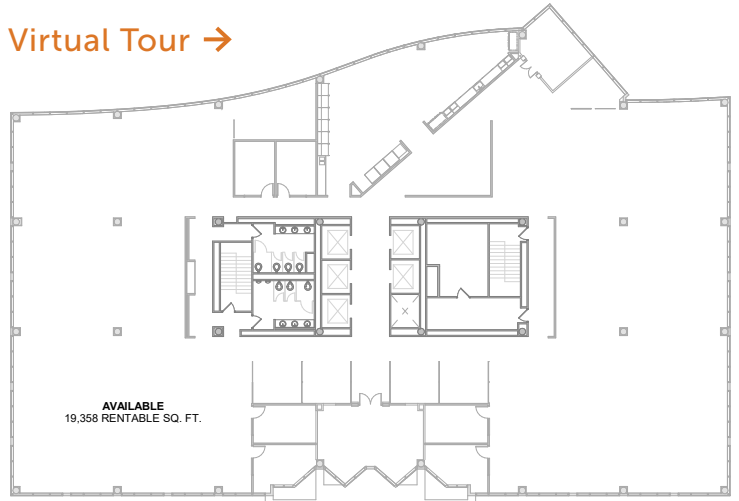


## FOURTH FLOOR



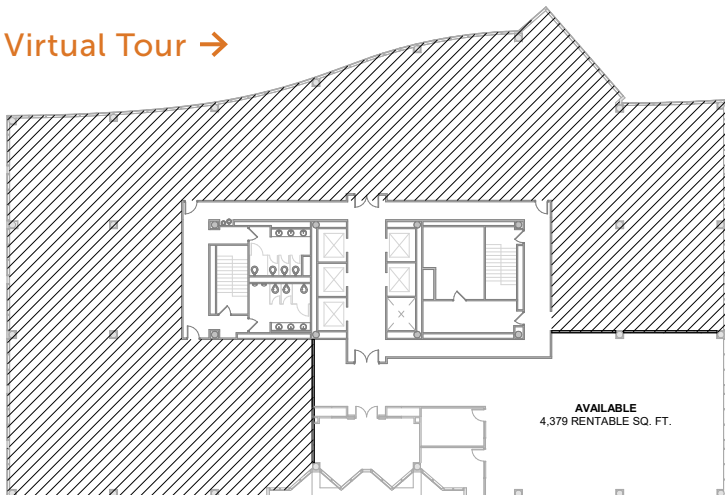
## FIFTH FLOOR

[Virtual Tour →](#)



## SIXTH FLOOR

[Virtual Tour →](#)

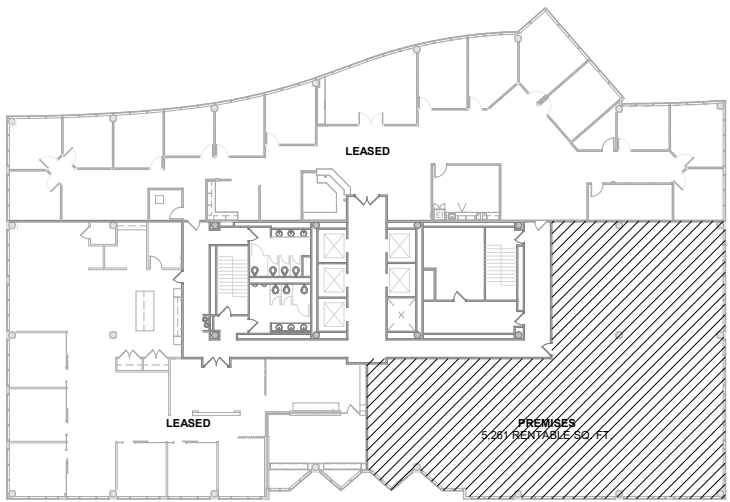




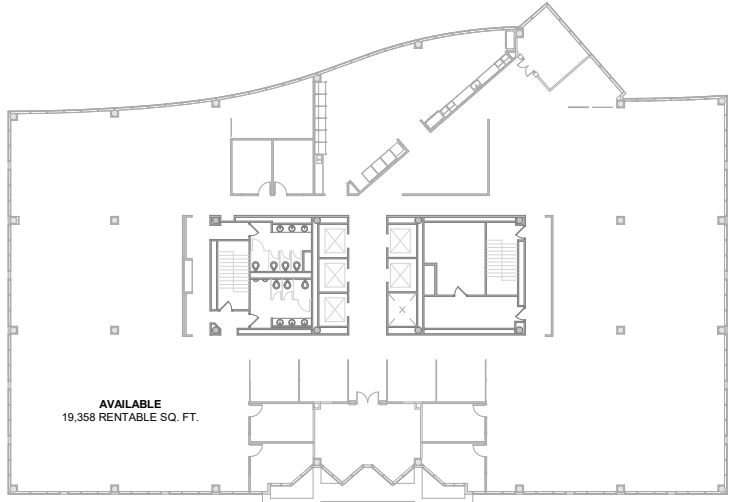


# FLOORPLANS - FLOORS 8-11

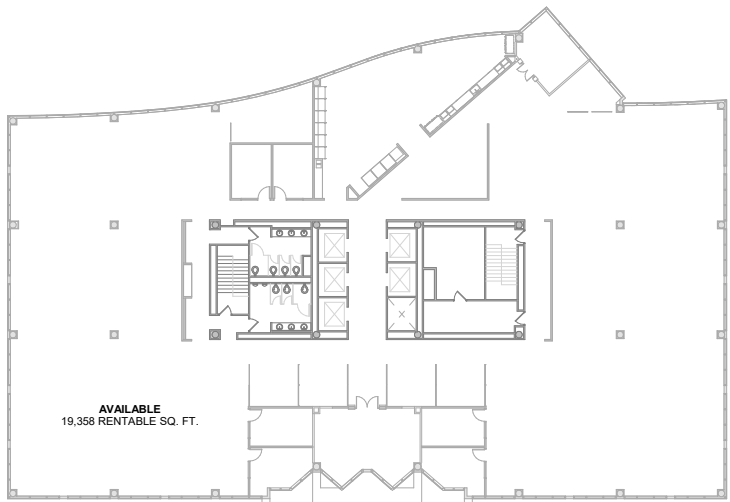
**EIGHTH FLOOR**



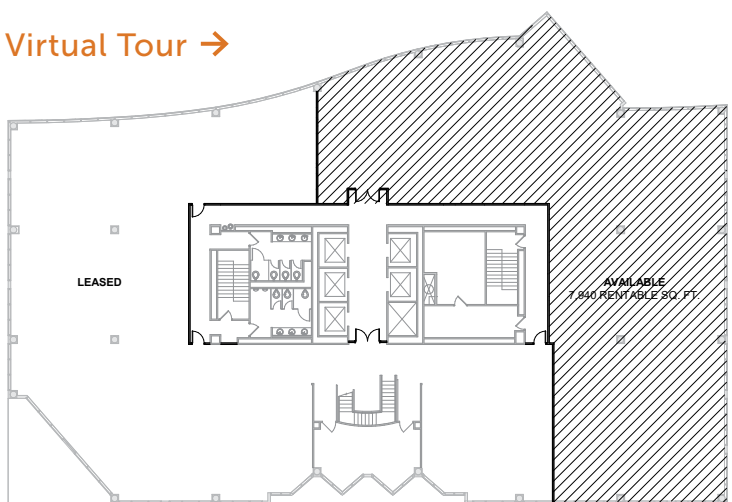
**NINTH FLOOR**



**TENTH FLOOR**



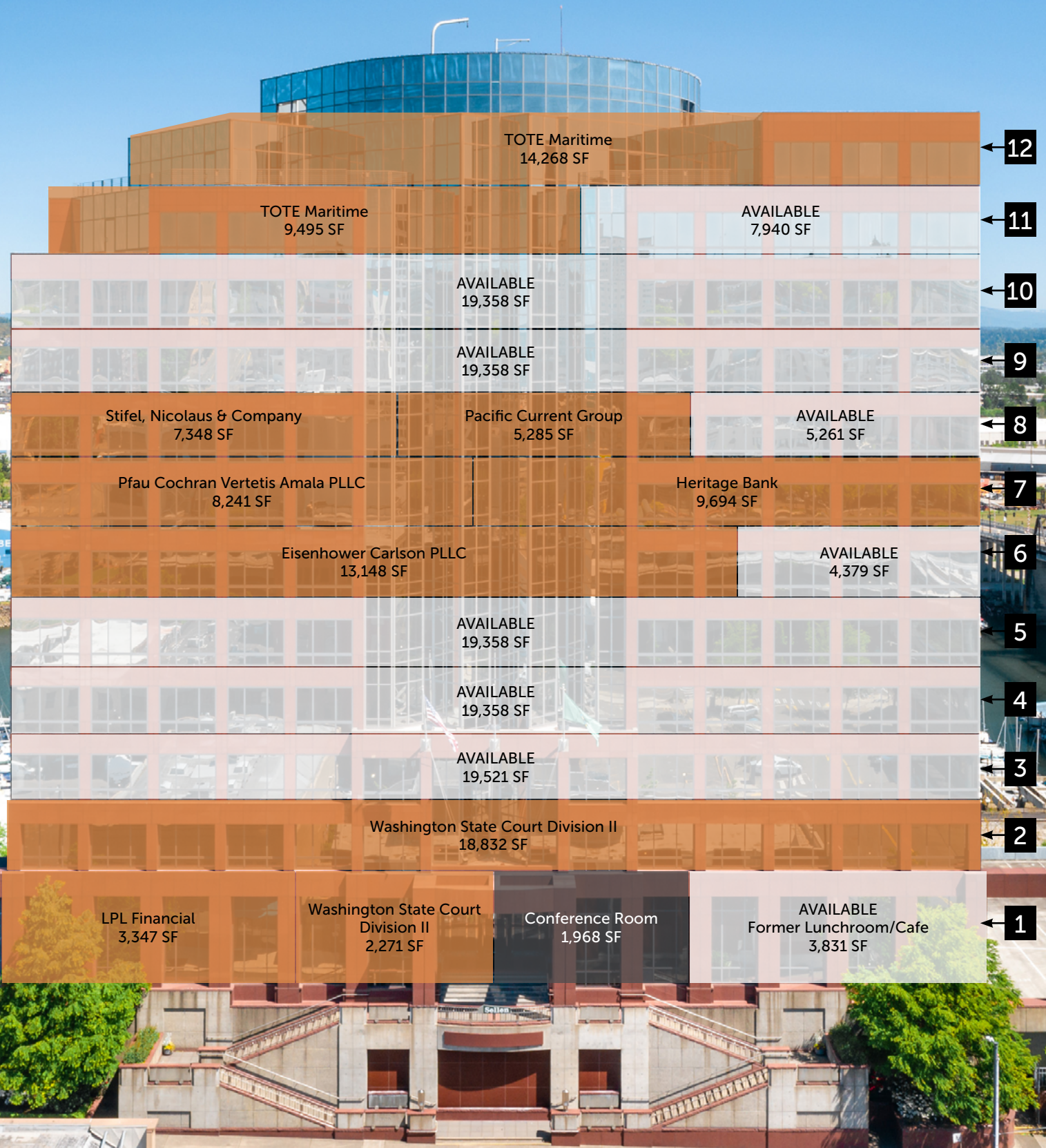
**ELEVENTH FLOOR**



[Virtual Tour →](#)



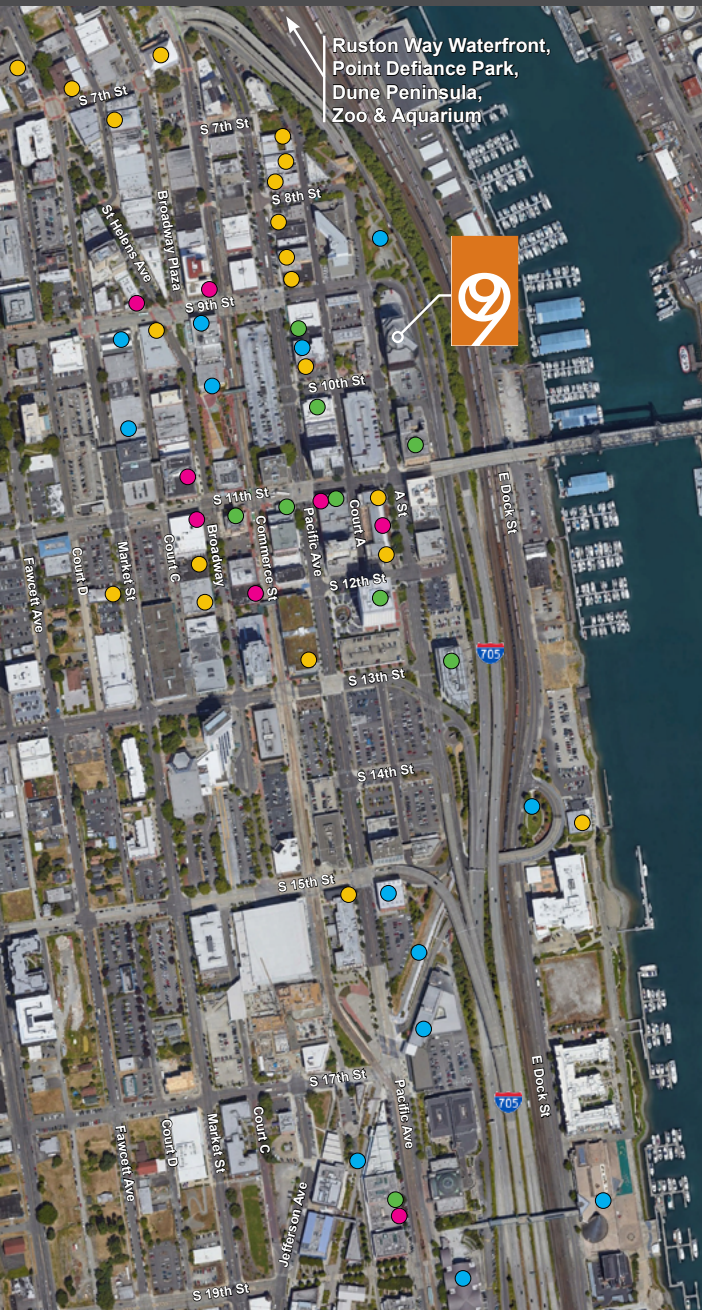
# STACKING PLAN







# AREA AMENITIES



Ruston Way Waterfront,  
Point Defiance Park,  
Dune Peninsula,  
Zoo & Aquarium

## ● RESTAURANTS

- McMenamins Elk's Temple
- The Matador
- Thai Pepper
- Over The Moon Cafe
- Meconi's Pub
- Dystopian Brewery
- Steel Creek American Whiskey Co.
- Fujiya Japanese
- Pacific Grill
- Fresh Rolls
- Old Spaghetti Factory
- The Forum
- Pita Pit
- Domino's
- Subway
- Puget Sound Pizza
- Infinite Soups
- En Rama
- Happy Belly
- The Fish Peddler

## ● COFFEE SHOPS

- Simply Espresso
- DiLoreto's Café
- Original House of Donuts
- Starbucks
- Tower Coffee
- Mad Hat Tea Co.
- Lift Bridge Coffee
- Sundance Cafe

## ● CULTURE & ARTS

- Tacoma Art Museum
- Children's Museum of Tacoma
- Museum of Glass
- Broadway Farmers Market
- Pantages Theater
- Rialto Theater
- Theater on the Square
- Tacoma Historical Society
- Tacoma Comedy Club
- Fireman's Park
- Prairie Line Trail

## ● BANKS

- Key Bank
- Wells Fargo
- Commencement
- Columbia
- Bank of America
- Banner
- Chase



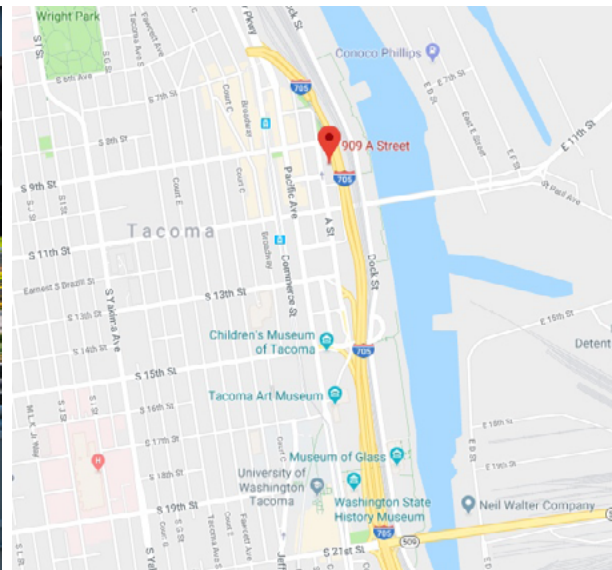


# NINE ZERO NINE

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